

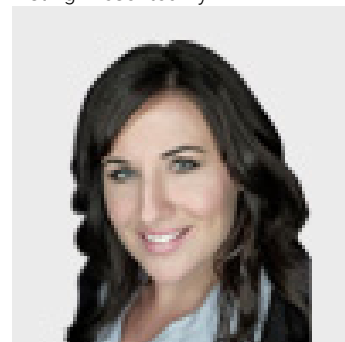


# 454 Athabasca Avenue Fort McMurray Alberta

\$534,900

BACKING ONTO GREENBELT! AMAZING DOUBLE ATTACHED HEATED GARAGE! PARKING FOR 5 VEHICLES (3 on driveway)! FULLY DEVELOPED BASEMENT! UPDATES THROUGHOUT! Welcome to 454 Athabasca Avenue, a beautifully updated home nestled against the serene greenbelt in the fantastic community of Abasand! This unique property is adjacent to a walking path, making it feel like you only have one neighbour-- adding to the peaceful ambiance. Inside, the main floor boasts stunning hardwood flooring and fresh paint. The space is bright and open, creating a tranquil atmosphere throughout the home. The spacious kitchen is a bright, featuring stainless steel appliances, modern subway tile backsplash, tile flooring and a pantry with shelving. The kitchen seamlessly flows into the dining area, which opens up to the NEW back deck with gazebo and NEW Hot Tub with a view of the picturesque greenbelt. The main floor also includes three bedrooms and two full bathrooms. The primary bedroom offers a walk-in closet and an ensuite bathroom. Downstairs, the fully finished basement features an office with custom built-in shelving, and luxury vinyl plank flooring. It also includes a large family room with a gas fireplace, one bedroom, a full bathroom and a spacious laundry room with a separate entrance to the outside. The backyard received a landscaping makeover in 2020, adding trees, grass, rocks on the sides, and a new fence with a utility gate. and boasts a bullfrog spa hot tub. The fully fenced backyard also features a large deck, a shed, a gate to the greenbelt. Enjoy the new front and back deck with gazebo, perfect for outdoor gatherings. The attached heated, double garage is a highlight, new garage door opener, built-in cabinets, checkered flooring, painted walls, and high ceilings. Additional features include air conditioning, new front and back doors with built-in blinds (2019). Relax in the new Bullfrog...

Listing Presented By:



Originally Listed by:  
SELLER DIRECT NORTHERN  
HOMES REALTY



**RE/MAX Fort McMurray**

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3pc Bathroom Measurements not available

Office 11.92 Ft x 15.08 Ft

Recreational, Games room 25.75 Ft x 21.00 Ft

Bedroom 12.00 Ft x 10.67 Ft

Laundry room 10.17 Ft x 12.75 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Living room 13.08 Ft x 16.83 Ft

Eat in kitchen 13.08 Ft x 15.42 Ft

Primary Bedroom 113.08 Ft x 14.50 Ft

Bedroom 9.67 Ft x 9.92 Ft

Bedroom 10.83 Ft x 10.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.